

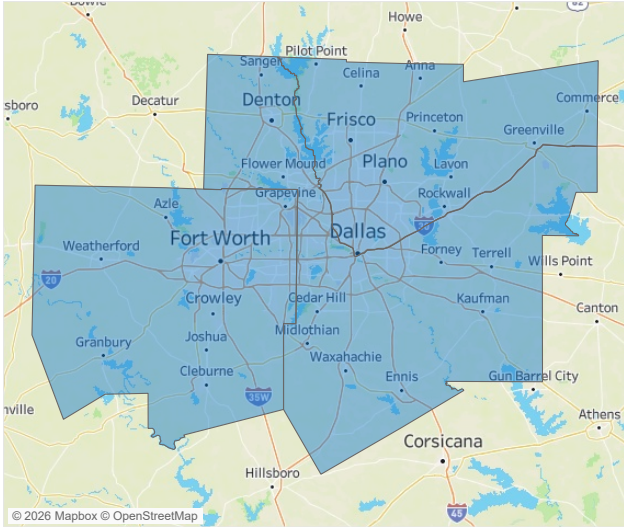


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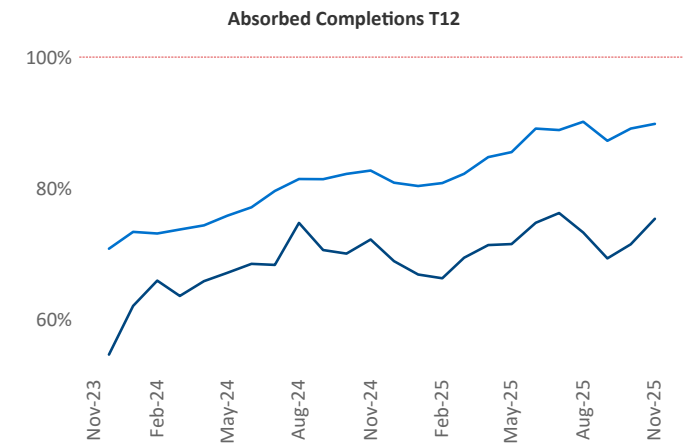
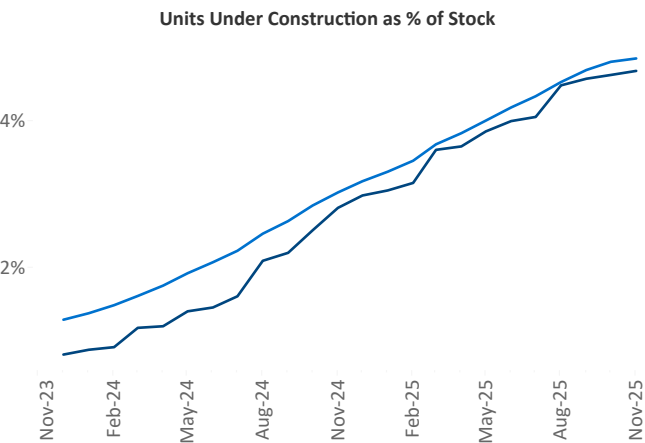
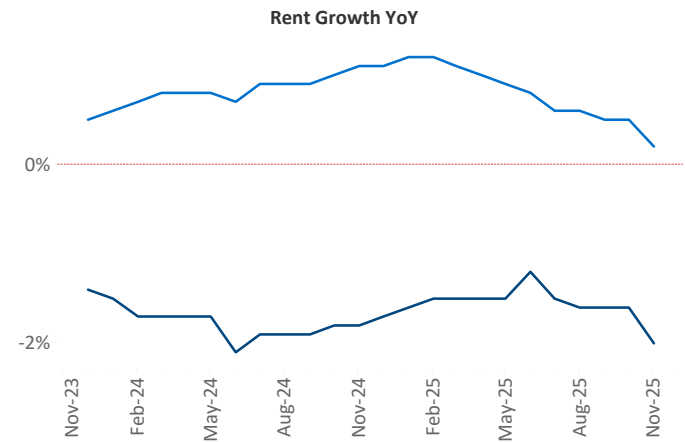
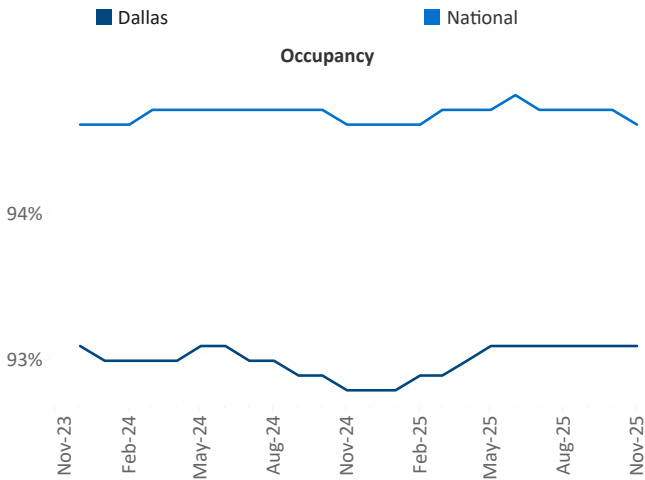


Dallas is the **1st** largest multifamily market with **946,595** completed units and **193,195** units in development, **44,409** of which have already broken ground.

Advertised **rents** are at **\$1,511**, down **-2.0%** ▼ from the previous year placing Dallas at **110th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **31,118** ▲ units absorbed over the past twelve months. Absorption increased by **2,825** ▲ units from the previous year's absorption gain of **28,293** ▲ units.

Employment in Dallas has grown by **0.4%** ▲ over the past 12 months, while hourly wages have risen by **6.0%** ▲ YoY to **\$37.50** according to the *Bureau of Labor Statistics*.



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